

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 5, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on November 5, 2012 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Pasquale A. Pepe
John P. Valengavich

Members Absent: Mark A. Norman

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Millstein seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF OCTOBER 25, 2012. Mr. Josephy moved and Mr. Pepe seconded a motion to approve the minutes of October 25, 2012. The motion passed unanimously.

COMMUNICATIONS

Freedom of Information Commission. Board members each received a notice dated October 18, 2012 from Cynthia A. Cannata, Acting Clerk of the Freedom of Information Commission, regarding Docket #FIC 2012-253. The correspondence has been referred to the Board's DAS counsel for response.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 12-267 **Transaction/Contract Type:** RE / License Agreement
Origin/Client: DAS/JUD
Project Number: LP 11-26
Licensor: Fairfield Avenue Parking Corporation
Property: 314-322 Fairfield Avenue, Bridgeport
Project Purpose: License Agreement for Parking
Item Purpose: Five year license agreement for 22,000 employee and juror parking validations to be utilized on an annual basis.

Ms. Goodhouse reported that the Judicial Branch has requested approval of the above-captioned License Agreement to provide parking at the Lafayette Square Parking Garage for employees and jurors working at 172 Golden Hill Street and at 1061 Main Street, Bridgeport. As part of a 2009 Agreement, the Licensor and Judicial Branch instituted a system of punching tickets to eliminate double billing errors that

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had occurred previously. While prior agreements had reserved a certain number of spaces per day at specified rates, the current agreement instead has a base rate of \$99,999.96 for 22,000 parking validations annually. The agreement has a 5 year term.

Information provided by the Judicial Branch shows a cost of between \$5.13/day to \$5.47/day for each parking ticket validation. The new agreement for 22,000 validations is a per car cost of \$4.55/day. If the number of validations exceed 22,000 then each additional validation will cost \$6.50/day, which is approximately 50% of the current daily parking rate at the facility. The data indicates that based on past and projected usage, the proposed License Agreement will be cost effective for the Judicial Branch.

Ms. Goodhouse recommended approval of the item. Documentation is complete, including a statement of financial interest, contact affidavit, and ethics forms. The license agreement includes standard stipulations regarding insurance, indemnification, and the state's right to inspect and audit business records of the Licensor.

PRB # 12-268 **Transaction/Contract Type:** RE / Lease Amendment
Origin/Client: DAS/DSS
Project Number: LP 12-02
Lessor: 1642 Bedford Inc.
Property: 1642 Bedford Street, Stamford
Project Purpose: Lease Amendment for Department of Social Services Regional Office
Item Purpose: Lease Amendment for continued use of 17,600 NUSF of Class C office space with parking for sixty cars for a 5-year term with one renewal option.

Ms. Goodhouse reported that DSS has been at this Class C office building since 1995, occupying 17,600 NUSF of Suite A which is partly on the first floor, and includes the entire second floor of the 2-story building at 1642 Bedford Street, Stamford. The current lease expired May 30, 2012. The Amendment includes these changes to lease provisions:

1. The base rental rate will be \$15.75/SF which has been in effect since May 2007. This is \$2.00/SF less than the renewal rate over the first renewal rate as stated in the 2007 lease, for an annual reduction of \$35,200; and a total of \$176,000 over the five year term.
2. It is specified that the premises will be painted and re-carpeted within 90 days after the amendment is approved.
3. The base tax year is clarified. The Amendment defines the base-year taxes to be \$37,998.41 for the entire property, commencing with the list as of October 1, 2008. The tenant will pay 88.44% of any increase over this amount. Apparently DAS disputed payments totaling \$6,103.61 which DSS now will pay.
4. Standard lease agreement provisions concerning executive orders, non-discrimination provisions, campaign contribution limitations, and the state's rights to inspect and audit have been updated to reflect current statutory requirements.

SPRB Staff recommended that the Board approve First Amendment to Lease 17,600 NUSF at 1642 Bedford Street, Stamford for the DSS regional office.

PRB # 12-271 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 079-210-024
Grantor: Brent Weaver et al

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Property: 7 Sunbright Drive South, Meriden
Project Purpose: Reconstruction of Gravel Street and Baldwin Avenue
Item Purpose: Acquisition of 2,078± SF slope easement for highway purposes and additional compensation for the contributory value of site improvements.

Staff reported that this DOT project consists of reconstructing 4,500 feet of Gravel Street, and 1,525 feet of Baldwin Avenue, in the City of Meriden. The 2009 construction budget estimate is \$9,400,000. The DOT design information identifies 56 parcels that require acquisitions, most of these are easements.

The subject property at Gravel Street and 7 Sunbright Drive South is 0.32 acres improved with a single family house. The project requires a slope easement affecting 2,078 square feet and requires the removal of mature trees and plantings along the Gravel Street frontage. DOT established a rate of \$4.00/SF for this taking. The owners did not dispute the \$4.00/SF valuation, but did dispute the value of the mature trees and shrubberies that afforded noise reduction and privacy. A negotiation resulted in an agreement for DOT to award the amount of \$10,000.00.

Staff recommended Board approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The negotiated settlement is a reasonable compromise. It compensates the owner an additional \$3,100 to replace landscaping and mature trees impacted by the construction project.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB# 12-214 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-JA-217-R-2 **Origin/Client:** DCS/DOC
Contract: BI-JA-217-R-2 Amendment #8
Consultant: Hoffman Architects, Inc.
Property: York Correctional Institution, Niantic
Project Purpose: Exterior Masonry and Building Envelope Repairs
Item Purpose: Contract Amendment #8 for the consultant to provide additional design phase services as required during construction in addition to expanded construction administration for the three remaining phases of the project

Constructed between 1992 and 1996, York Correctional Institution is comprised of 20 high security residential structures and miscellaneous operational support structures that house approximately 1400 inmates and a staff of 500± personnel on 425-acres. On 01/27/2000, the Board approved the above-captioned Architect's Contract for the purpose of evaluating and investigating the nature and causes of the masonry cracks and to develop schematic design recommendations and cost estimates to remediate this problem. Architectural fees for design development through construction administration phases were to be incorporated into the initial contract at such time so that the construction budget could be projected.

Since the Board's suspension of this Contract Amendment on September 6, 2012 SPRB staff has meet with the DCS Project Manager three times to discuss this project. In light of these meetings and providing DCS additional insight into the Board's concerns, the Contract Amendment has been resubmitted for the project.

SPRB staff recommends approval of this revised submittal in the amount of \$761,130 which includes a reduction in director level project staffing and the elimination of a retro-active billing increase for the

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resident project manager on the site. This revised contract amendment reflects a savings of \$123,320 to the State of Connecticut.

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	12-270	Transaction/Contract Type:	AE / Commission Letter
Project Number:	BI-2B-312	Origin/Client:	DCS/DAS
Contract:	BI-2B-312-DBCA		Commission Letter #1
Consultant:	Perkins Eastman Architects, P.C.		
Property:	Various Locations – To Be Determined		
Project Purpose:	State of Connecticut - New Data Center		
Item Purpose:	Commission Letter #1 to compensate the consultant for additional services required for a building evaluation study, preliminary space programming and an environmental assessment report for up to three possible sites to locate the facility.		

Mr. Dillon reported that, in general, the project involves the required architectural and engineering services for the development of a new data center comprising approximately 25,000 SF. The overall building program will include but not be limited to the development of approximately 11,000 SF of conditioned space, 5,000 SF of mechanical/electrical space, 4,700 SF of print rooms and a 250 SF lab room. The building is anticipated to meet all of the State’s threshold building requirements and endeavor to be LEED Silver certified. The overall project budget and construction budget are \$23,500,000 and \$21,000,000 respectively. It is intention of the Department of Administrative Services (“DAS”) and the Department of Construction Services to manage this project under a “Design-Build” delivery system.

Commission Letter #1 has been submitted by the consultant for additional services related to site due diligence reviews for properties under consideration by DAS for the data center. The overall scope and fee of the commission letter includes the evaluation of up to three (3) sites at a cost of \$11,000 per site and not to exceed \$33,000. The scope of each site evaluation shall include the completion of a building evaluation report to assess the cost and scope of required building improvements to house the data center, a completed Phase I Environmental Site Assessment and the development of preliminary block plans and program layouts to ensure that the system can be located on the premises.

Mr. Dillon recommended that SPRB suspend this contract until additional information is provided related to the scope and program of this project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-214 – Mr. Valengavich moved and Mr. Josephy seconded a motion to approve PRB File #12-214. The motion passed unanimously.

PRB FILE #12-267 - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #12-267. The motion passed unanimously.

PRB FILE #12-268 - Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File

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#12-268. The motion passed unanimously.

PRB FILE #12-270 - Mr. Millstein moved and Mr. Valengavich seconded a motion to suspend PRB File #12-270 pending receipt of additional information related to the project. The motion passed unanimously.

PRB FILE #12-271 - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #12-271. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary